

Warner Hutton House
13495 Sousa Lane
Saratoga
Santa Clara County
California

HABS No. CA-2280

HABS
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43-SARA,
6-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94102

HISTORIC AMERICAN BUILDINGS SURVEY

WARNER HUTTON HOUSE

HABS No. CA-2280

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43-SAR
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Location: 13495 Sousa Lane, Saratoga, Santa Clara
County, California.

UTM: 10.589038.4125358
Quad: San Jose West, Calif. 7.5'

Date of Construction: Ca. 1896

Present Owner: California Department of Transportation
Division of Right of Way
P.O. Box 7310
San Francisco 94120

Present Use: Vacant.

Significance: With a high degree of architectural
integrity, the Queen Anne style Warner
Hutton House was determined eligible for
inclusion in the National Register of
Historic Places as a rare surviving farm
house of its type and period in the Santa
Clara Valley.

Historian: John W. Snyder
Chief, Architectural and Historic Studies
California Department of Transportation
Office of Environmental Analysis
650 Howe Avenue, Suite 400

PART I. HISTORICAL INFORMATION

Situated on land from the Quito Rancho, patented to Manuel Alviso in 1866, this house was built ca. 1896 for Warner Hutton. Hutton, born in New York in 1842, came to California with his parents, Henry and Eleanor Hutton. The elder Huttons settled first in San Francisco, later moving to the Santa Clara Valley where, in 1869 and 1870, Henry acquired somewhat over 200 acres of property from Samuel Blythe, planting the land to orchards.

In 1883, Henry sold 175 acres to son Warner for ten dollars plus "...other considerations." In 1896 Henry gave the remaining acreage to his son. History records that Warner Hutton further improved the already-developed property. Since the house does not appear to stylistically predate 1890, it seems likely that it was probably built about the time that the younger Hutton acquired full control of the property in 1896.

The house has a high degree of architectural integrity, and in the context of the Santa Clara Valley, is one of very few remaining farm houses of its period with this degree of design detail. On this basis, the Warner Hutton House has been determined eligible for inclusion in the National Register of Historic Places, with significance under criterion C at the local level.

PART II. ARCHITECTURAL INFORMATION

The Warner Hutton House is a one-story, wood frame, Queen Anne style farm house built on an L-plan, with gable and hip roof forms clad in composition shingles. Eaves are boxed and bracketed. Exterior sheathing is V-rustic siding. Windows throughout are 1/1 double-hung in wood sash. A small veranda extends across part of the east facade. Alterations include: enclosure of part of the rear porch; addition of French doors in the south facade, opening onto a redwood deck; modernization of the kitchen and addition of a breakfast nook in the enclosed rear porch area.

Architectural details typical of the style include: bracketed, turned porch columns and engaged half-columns; angled bay window adorned with fan brackets and pendils; hooded oculus in gable end of bay; bulls-eye motif in porch entablature; detailed spandrel panels under bay windows; sunburst motif in cross-gables; milled pilasters separating windows in bay; architrave molding beneath main entablature; short gable returns; strip cornices above windows and doors; small brackets below window sills; vertical board skirt and lattice work around foundation.

PART III. SOURCES OF INFORMATION

History of Santa Clara County, California, Los Angeles, Historic Record Co., 1922.

Chain of Title, 1984.

Field Survey, October 1983.

Request for Determination of Eligibility, Warner Hutton House, California Department of Transportation, District 4, San Francisco, 1985.

PART IV. PROJECT INFORMATION

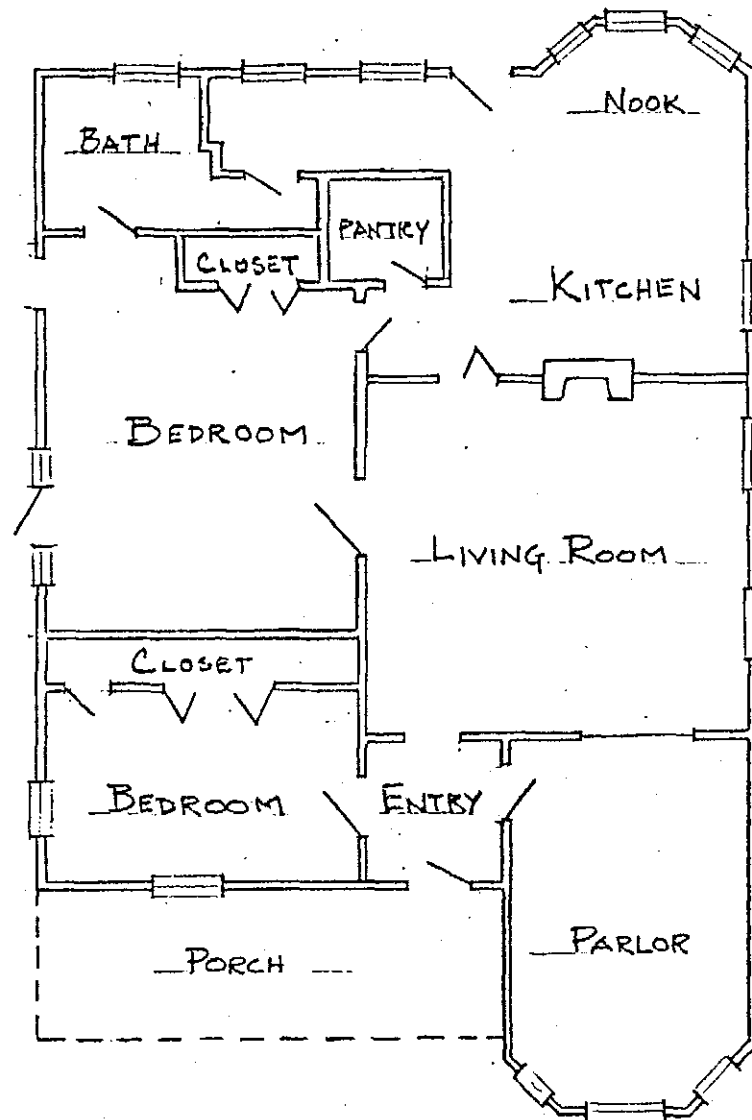
The Warner Hutton House will be impacted by construction of State Route 85 in the West Valley Transportation Corridor. In 1956 and 1957 the California Highway Commission (today the California Transportation Commission, or CTC) adopted the alignment location of State Route 85 between Highway 101 in south San Jose and Highway 101 in Mountain View. The Commission executed freeway agreements with the various municipalities involved during the late 1950s and early 1960s, and construction commenced on the northerly end of the route in the 1960s. However, funding constraints halted construction in 1975, with some 18 miles of the route still unbuilt. This unbuilt portion, extending from Highway 101 in south San Jose to the existing interchange between State Route 85 and Interstate Highway 280 in Cupertino, is now to be completed.

The project will provide a six-lane freeway, two lanes of which will be commuter lanes dedicated exclusively to buses and high occupancy vehicles. Mitigation measures such as noise attenuation, landscaping, and construction sequencing will minimize project impacts. Project cost is estimated to be \$495 million, sourced from Santa Clara County "Measure A" sales tax funds, as well as from State and Federal funds.

On March 13, 1987, the Advisory Council on Historic Preservation ratified a Memorandum of Agreement specifying the mitigation measures to be taken with regard to project impacts upon the Warner Hutton House. These measures included recordation to the standards of the Historic American Buildings Survey, followed by relocation of the house in accordance with the standards set forth in *Moving Historic Buildings*, and transfer of ownership to the City of Saratoga. This documentation set comprises the agreed-upon recordation. The Saratoga City Council has resolved to provide a parcel of land adjacent to the civic center complex, within a former orchard, as a relocation site, to accept title to the house, and to ensure that all rehabilitation and maintenance

work will be carried out in accordance with the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The California State Historic Preservation Officer has concurred in the appropriateness of the relocation site, as well as in the measures to provide long-term protection and preservation of the House. Relocation is scheduled for late 1989 or early 1990.

Floor Plan Sketch (no scale)



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